

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2023/92034 - adj, 655, Halifax Road, Hightown, Liversedge, WF15 8HE
Discharge condition 4 (parking), 6 (materials), 8 (Phase I Desk Study Report), 9 and 10 Phase II Intrusive Site Investigation Report, 13 (charging electric vehicles), 16 (drainage) on previous permission 2019/93380 for erection of detached dwelling with associated parking and amenity space
**Date Responded:
26th September 2024**
**Responding Officer:
NH**
**Responding Ref:
WK/202430288**

Conditions 4, 6 and 16 are outside the remit of Environmental Health.

Condition 9 – Phase II Investigation

Previous we have sought clarity regarding the referenced vapour risk in the revised conceptual site model and additional commentary on the observed concentrations of PAH observed at WS02. Since our earlier comments, a Phase 2 Geoenvironmental Report authored by RGS dated 9th January 2024 (ref: C2764/22/E/4214.rev1) has been received. The document includes geotechnical information, which is outside the remit of Environmental Health, this consultation response therefore only relates to the land contamination aspects of the documents.

The revised document adds a brief commentary on the vapour risk at WS02. We accept the Phase 2 Geoenvironmental Report authored by RGS dated 9th January 2024 (ref: C2764/22/E/4214.rev1) and recommend the Condition 9 can be discharged.

Condition 10 – Remediation Strategy

A Phase 3: Remediation Statement authored by Rogers Geotechnical Services Ltd dated September 2023 (ref: C2764/23/E/5837) has been received in support of the application. The document includes geotechnical information, which is outside the remit of Environmental Health, this consultation response therefore only relates to the land contamination aspects of the documents. The report outlines a remediation strategy based on a previous geoenvironmental report (C2764/22/E/4214, January 2023). Additional commentary on the risk from VOCs and the suitability of the remediation proposals is necessary.

Condition 13 – Electric Vehicle Charging Point (EVCP)

Further to the Proposed Ground Floor Setting Out Plan by Studio 91 Architecture dated April 2023 (Drawing no. BR-201) a technical specification file document has been received in support of Condition 13.

The plan showed the proposed installation of a Ohme Home Pro EV charging point. Several models are described in the document

Recommendations
Condition 13 – Electric Vehicle Charging Points

Condition 13 requires the installation of a Standard Electric Vehicle Charging point (of a minimum output of 16A/3.5kW) for each residential unit that has a dedicated parking space

The supporting documents do not appear to confirm the technical specification for the proposed EVCP. The applicant must confirm the chosen EVCP to the planning officer. Should this meet the technical specification above, then this would be satisfactory.

Following which, Condition 13 cannot be discharged as the condition must remain in perpetuity.